

# \$865,000 - 43 Nolancrest Manor Nw, Calgary

MLS® #A2229688

**\$865,000**

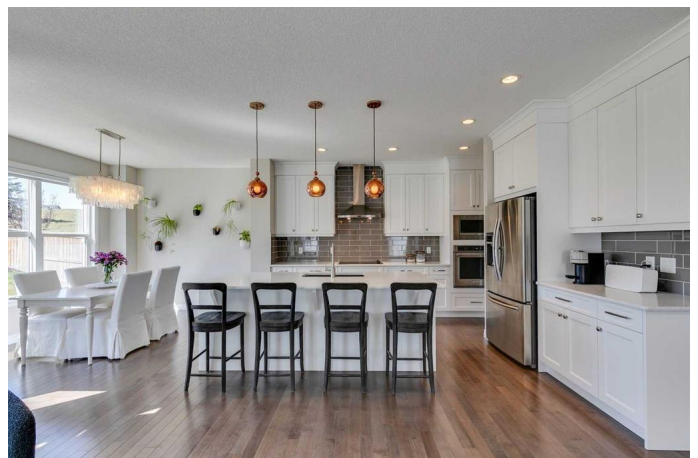
3 Bedroom, 3.00 Bathroom, 2,506 sqft

Residential on 0.13 Acres

Nolan Hill, Calgary, Alberta

Nolan Hill - 43 Nolancrest Manor NW:

Welcome to this immaculately maintained, original-owner home in the heart of Nolan Hill, built by Trico Homes and offering over 2,500 sq ft of thoughtfully designed living space. This upgraded 2-storey home features 3 bedrooms, 2.5 bathrooms, and an attached double car garage - perfect for families seeking space, comfort, and style. The bright and open main floor showcases beautiful hardwood flooring, a designer island kitchen with white cabinetry, quartz countertops, stainless steel appliances (cooktop, wall oven & microwave, chimney hood fan, and refrigerator), and a spacious walk-through pantry. Enjoy meals in the sunny breakfast nook with direct access to the southwest-facing back deck. A bright and open living room with a modern gas fireplace, a den with dual sliding pocket doors, a powder room, a roomy front entry, and a mudroom complete the main level. Upstairs, the primary suite offers a peaceful retreat with dual doors, southwest windows, a large walk-in closet, and a luxurious 5-piece ensuite featuring a soaker tub, oversized glass shower with bench, dual sinks, and a private water closet. Two additional bedrooms, a central bonus room with tray ceiling, upper-level laundry with linen storage and direct access to the primary closet, and a full 4-piece bathroom complete this level. The unspoiled basement includes a bathroom rough-in and is ready for your custom development. Builder and homeowner upgrades include: central A/C, a water



softener, a central vacuum system, Gemstone exterior lighting, and new shingles and siding. The fully fenced southwest backyard backs onto a green space and pathway, and is a low-maintenance oasis - enjoy the deck and stone patio with a cozy fire pit perfect for entertaining or relaxing. There is also plenty of open space for kids or pets to play, a shed, and raised garden beds for growing flowers or vegetables. Located in a quiet and family-friendly neighborhood close to parks, schools, shopping, and transit. Nolan Hill is the proposed future site of three potential schools: an Elementary School, a Middle School, and a Catholic K&#9 School, which is scheduled to break ground this June. This home is truly move-in ready and shows pride of ownership throughout. Call for more info!

Built in 2016

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2229688    |
| Price          | \$865,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,506       |
| Acres          | 0.13        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 43 Nolancrest Manor Nw |
| Subdivision | Nolan Hill             |
| City        | Calgary                |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3R 0V7 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)                                                                        |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Electric Cooktop |
| Heating           | Forced Air                                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                                             |
| Fireplaces        | Gas                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                                                                              |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Yard                            |
| Lot Description   | Back Yard, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                         |
| Construction      | Stone, Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 76              |
| Zoning         | R-G             |
| HOA Fees       | 105             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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